CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- May 18, 2018

121 N. LaSalle Street- 2nd Floor Room 201A

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman Sol Flores Sam Toia Amanda Williams

Chairman Sercye called the meeting to order at 9:15 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with four members present (Sercye, Flores Toia, and Williams).

Motion to approve the minutes from the April 27, 2018 regular meeting made by the Chairman. Second by Williams. Motion carried 4-0; yeas - Sercye, Flores, Toia, and Williams.

Motion to approve the May 18, 2018 agenda made by the Chairman. Second by Flores. Motion carried 3-0; yeas - Sercye, Flores, Toia and Williams.

9:00 A.M.

205-18-Z ZONING DISTRICT: RT-4 WARD: 48

APPLICANT: Michael Neims **OWNER:** Same as applicant

PREMISES AFFECTED: 1467 W. Summerdale Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 37.61' to 2', east setback from 2' to zero (west to be zero), combined side setback from 5' to zero for a proposed bridge connection to a proposed garage roof deck that will serve a three

story building.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Williams (Toia absent).

206-18-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 1907 Schiller, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1907 W. Schiller Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 11.4' to 5', the rear setback from 15.46' to zero, west setback from 5' to 0.42' (east to be 4.88'), combined side setback from 10' to 5.3' for a proposed three-story, three dwelling unit building with side open porch and one and two car garage.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Williams (Toia absent).

207-18-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 1907 Schiller, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1907 W. Schiller Street

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 263.11 square feet to zero for a proposed three-story, three dwelling unit building with side open porch and 1 and 2 car

garage.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Williams (Toia absent).

208-18-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 1907 Schiller, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1911 W. Schiller Street

SUBJECT: Application for a variation to reduce the front setback on

Evergreen Avenue from the required 11.4' to 0.5', the required setback from the front property line on W. Evergreen to prevent obstruction of the sidewalk by parked cars from 20' to 0.5', west setback from 3.68' to 2' (east to be 3') combined side setback from 9.2' to 5' for a proposed three-story, four dwelling unit building with rooftop stair enclosure and a detached four car garage on a through lot.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Williams (Toia absent).

209-18-S ZONING DISTRICT: C1-3 WARD: 25

APPLICANT: ME Wentworth, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2353 S. Wentworth Avenue

SUBJECT: Application for a special use to establish a one hundred sixty-eight

room hotel within a proposed four-story addition and ground floor

of an existing two-story mixed use building. Continued to June 15, 2018 at 2:00 p.m.

210-18-Z ZONING DISTRICT: C1-3 WARD: 25

APPLICANT: ME Wentworth, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2353 S. Wentworth Avenue

SUBJECT: Application for a variation to eliminate the one required 10' x 50'

loading berth for a proposed four story addition for an existing one hundred sixty-eight room hotel on to an existing two-story, mixed

use building.

Continued to June 15, 2018 at 2:00 p.m.

211-18-S ZONING DISTRICT: B3-2 WARD: 16

APPLICANT: Loyal Enterprises, LLC

OWNER: Jorge Ramirez

PREMISES AFFECTED: 1507 W. 51st Street

SUBJECT: Application for a special use to establish a barber shop.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Williams (Toia absent).

212-18-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: Fauzia Khan
OWNER: Same as applicant
PREMISES AFFECTED: 1802 N. Mozart St

SUBJECT: Application for a variation to reduce the rear setback from the

required 28' to 21.8" south setback from 2' to zero for a proposed rear open stair to access a proposed rooftop deck with open pergola

and trellis wall on the existing garage.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Williams (Toia absent).

213-18-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: Fauzia Khan
OWNER: Same as applicant
PREMISES AFFECTED: 1802 N. Mozart Street

SUBJECT: Application for a variation to relocate the rear yard open space to

the proposed garage rooftop deck which will have an open stair for access, an open pergola and trellis wall on the existing garage.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Williams (Toia absent).

214-18-S ZONING DISTRICT: C2-1 WARD: 36

APPLICANT: Crystal George

OWNER: Springleaf Properties, Inc. **PREMISES AFFECTED:** 2211 N. Cicero Avenue

SUBJECT: Application for a special use to establish a fortune telling service.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Williams (Toia absent).

215-18-S ZONING DISTRICT: B1-1 WARD: 19

APPLICANT: Christine Johnson

OWNER: New Horizon Investments

PREMISES AFFECTED: 2145 W. 95th Street

SUBJECT: Application for a special use to establish a hair salon.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Williams (Toia absent).

216-18-S ZONING DISTRICT: B1-1 WARD: 47

APPLICANT: Ankeedo Qassada OWNER: Safir Dervisevic

PREMISES AFFECTED: 2024 W. Montrose Avenue

SUBJECT: Application for a special use to establish a hair salon.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Williams (Toia absent).

217-18-S ZONING DISTRICT: B3-2 WARD: 50

APPLICANT: 2357 Chase, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2357 W. Chase Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor to convert a one and three story building to a four

dwelling unit building.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent).

218-18-Z ZONING DISTRICT: B3-2 WARD: 50

APPLICANT: 2357 Chase, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 2357 W. Chase Avenue

SUBJECT: Application for a variation to reduce the required parking from two

parking stalls to one parking stall to convert an existing one and

three story building to a four dwelling unit building.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent).

219-18-Z ZONING DISTRICT: RM-5 WARD: 1

APPLICANT: 1325 Wicker Park, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1327 N. Wicker Park Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 24' to 7.33', south setback from 2' to zero (north to be 3'), combined side setback from 5' to 3' for a proposed three-story, three dwelling unit building with open porch, rear balconies and an

attached two car garage.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent).

220-18-Z ZONING DISTRICT: RM-5 WARD: 1

APPLICANT: 1325 Wicker Park, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1327 N. Wicker Park Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 108 square feet to zero for a proposed three-story, three dwelling unit building with side open porch, rear balconies

and an attached two-car garage.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent).

221-18-Z ZONING DISTRICT: RM-5 WARD: 1

APPLICANT: 1325 Wicker Park, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1327 N. Wicker Park Avenue

SUBJECT: Application for a variation to reduce the parking requirement from

three stalls to two stalls for a proposed three-story, three dwelling unit building with side open porch, rear balconies and an attached

two car garage.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent).

222-18-Z ZONING DISTRICT: B3-3 WARD: 47

APPLICANT: Sunset Woods Development

OWNER: Same as applicant

PREMISES AFFECTED: 1615 W. Irving Park Road

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 10' on floors containing dwelling units for a

proposed four story, six dwelling unit building with first floor retail

and interior parking for six vehicles.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent).

223-18-S ZONING DISTRICT: B3-1 WARD: 37

APPLICANT: Shamika Hall dba The QueenMek Collection

OWNER: Lisa Collins

PREMISES AFFECTED: 5365 W. North Avenue

SUBJECT: Application for a special use to establish a beauty salon.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent).

224-18-S ZONING DISTRICT: B3-2 WARD: 47 APPLICANT:Kirch-LO, Inc. dba Reclaimed Bar and Restaurant

OWNER: Fasano-Bell, LLC

PREMISES AFFECTED: 3655 N. Western Avenue

SUBJECT: Application for a special use to expand an existing tavern on the

first floor to the second floor and outdoor patio located in the rear. Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Williams (Toia recused).

225-18-Z ZONING DISTRICT: C1-2 (P) WARD: 33

APPLICANT: Only Sports Corp.

OWNER: Grace M. & Seung W. Yoo **PREMISES AFFECTED:** 3040 W. Lawrence Avenue

SUBJECT: Application for a variation to establish a public place of

amusement license for an indoor soccer facility.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent).

226-18-S ZONING DISTRICT: C1-2 WARD: 27

APPLICANT: The Salvation Army, an Illinois Corporation

OWNER: Same as applicant

PREMISES AFFECTED: 2511-33 W. Madison Street

SUBJECT: Application for a special use to expand an existing off-site parking

lot by establishing a non-required accessory parking lot which shall be 240' x 123' and will serve an existing community center which

is located at 20 S. Campbell Avenue.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent).

227-18-Z APPLICANT:ZONING DISTRICT: RT-4 WARD: 32
Faha Management, LLC- 1535 W. Montana Series

OWNER: Same as applicant

PREMISES AFFECTED: 1535 W. Montana Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 34.58' to zero for a proposed catwalk to connect the

existing three-unit building with a garage roof deck.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent).

228-18-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Michael Walczak
OWNER: Same as applicant
PREMISES AFFECTED: 1835 N. Honore Street

SUBJECT: Application for a variation to reduce the south setback from the

required 2' to 1.62' (north to be 2') for a proposed two-story, single family residence with back yard wood deck, roof top deck and a

detached two car garage with stairs and roof top deck.

Continued to August 17, 2018 at 9:00 a.m.

229-18-S ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 816 W. Cullerton Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, six dwelling unit building.

Continued to June 15, 2018 at 2:00 p.m.

230-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J, Lombardi
PREMISES AFFECTED: 816 W. Cullerton Avenue

SUBJECT: Application for a variation to reduce the lot area from the required

6,000 square feet to 5,834 square feet for a proposed four-story, six

dwelling unit building.

Continued to June 15, 2018 at 2:00 p.m.

231-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC **OWNER:** Nicholas J. Lombardi

PREMISES AFFECTED: 816 W. Cullerton Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to zero for a two proposed detached garages with roof decks attached by an open bridge to a four-story, six dwelling unit

building.

Continued to June 15, 2018 at 2:00 p.m.

232-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC

OWNER: Nicholas J. Lombardi

PREMISES AFFECTED: 816 W. Cullerton Avenue

SUBJECT: Application for a variation to increase the height from the

maximum 45' to 47.16' which in not more than 10% for a proposed

four-story, six dwelling unit building. Continued to June 15, 2018 at 2:00 p.m.

233-18-S ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 822 W. Cullerton Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, six dwelling unit building.

Continued to June 15, 2018 at 2:00 p.m.

234-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC

OWNER: Nicholas J. Lombardi

PREMISES AFFECTED: 822 W. Cullerton Avenue

SUBJECT: Application for a variation to reduce the required lot area from

6,000 square feet to 5,833 square feet for a proposed four-story, six

dwelling unit building.

Continued to June 15, 2018 at 2:00 p.m.

235-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 822 W. Cullerton Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to zero for a two proposed detached garages with roof decks attached by an open bridge to a four-story, six dwelling unit

building.

Continued to June 15, 2018 at 2:00 p.m.

236-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 822 W. Cullerton Avenue

SUBJECT: Application for a variation to increase the height from the

maximum 45' to 47.16' which in not more than 10% for a proposed

four-story, six dwelling unit building. Continued to June 15, 2018 at 2:00 p.m.

237-18-S ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 826 W. Cullerton Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, six dwelling unit building.

Continued to June 15, 2018 at 2:00 p.m.

238-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 826 W. Cullerton Avenue

SUBJECT: Application for a variation to reduce the required minimum lot area

from the required 6,000 square feet to 5,833 square feet for a

proposed four-story, six dwelling unit building. Continued to June 15, 2018 at 2:00 p.m.

239-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 826 W. Cullerton Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to zero, west setback which abuts an RT-4 district from 5' to zero to allow for two detached garages with roof decks attached by an open bridge that will serve a proposed four-story,

six dwelling unit building.

Continued to June 15, 2018 at 2:00 p.m.

240-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 826 W. Cullerton Avenue

SUBJECT: Application for a variation to increase the maximum height from

45' to 47.16' for a proposed four-story, six dwelling unit building.

Continued to June 15, 2018 at 2:00 p.m.

241-18-Z ZONING DISTRICT: RT-4 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 832 W. Cullerton Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 12' to 7', rear setback from 30' to zero, east and west setback from 5' each to zero, combined side setback from 10' to zero for a proposed three-story, five dwelling unit building with an

open bridge to connect to a garage roof deck. Continued to June 15, 2018 at 2:00 p.m.

242-18-Z ZONING DISTRICT: RT-4 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 832 W. Cullerton Avenue

SUBJECT: Application for a variation to relocate the required 325 square feet

of rear yard open space to a proposed garage roof top deck that will

serve a proposed three-story, five dwelling unit building.

Continued to June 15, 2018 at 2:00 p.m.

243-18-Z APPLICANT: ZONING DISTRICT: B3-3WARD: 47
Peerless Capital Management, LLC-2434 W Montrose

OWNER: Same as applicant **PREMISES AFFECTED:** 4906-18 N. Clark Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to zero for a proposed four-story, retail and fifty-four

dwelling unit building.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Williams (Toia absent).

244-18-A ZONING DISTRICT: RM-6 WARD: 46

APPLICANT: Go! Grocer Pine Grove

OWNER: Lake Park Plaza Condo Association

PREMISES AFFECTED: 3930 N. Pine Grove Avenue

SUBJECT: Application for an appeal of the office of the Zoning Administrator

in refusing to allow a 48 square foot on-premise sign in an RM-6 zoning district. Pursuant to section 17-12-092 a residential support service is allowed one sign per ground floor business establishment with a MAXIMUM sign face of 16 square feet. As submitted, the sign face area in the permit application is exceeded by 32 square

feet.

Continued to June 15, 2018 at 2:00 p.m.

245-18-S ZONING DISTRICT: B3-2 WARD: 46

APPLICANT: Parsa Condominium Corporation

OWNER: Same as applicant **PREMISES AFFECTED:** 4840 N. Sheridan Road

SUBJECT: Application for a special use to establish residential use below the

second floor of an existing four-story residential building.

Continued to June 15, 2018 at 2:00 p.m.

246-18-Z ZONING DISTRICT: B3-2 WARD: 46

APPLICANT: Parsa Condominium Corporation

OWNER: Same as applicant **PREMISES AFFECTED:** 4840 N. Sheridan Road

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed four -car garage accessory to an existing four-story, three dwelling unit building to be converted to

a four dwelling unit building.

Continued to June 15, 2018 at 2:00 p.m.

247-18-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: Chicago Title land Trust Company (7-31-13 - # 8002362533)

OWNER: Same as applicant

PREMISES AFFECTED: 1866-70 N. Howe Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 37.17' to .38', rear property line setback from 2' to .38', north setback from 5' to .33', south setback from 5' to .35' for a proposed attached garage with a 15' high privacy wall that will

serve an existing single family residence.

Application approved by voice vote. 3-0; yeas – Flores, Toia,

and Williams (Sercye recused).

248-18-Z APPLICANT: ZONING DISTRICT: RM-4.5WARD: 43
Chicago Title and Land Trust (7/31/13 - #80023662533)

OWNER: Same as applicant

PREMISES AFFECTED: 1866-70 N. Howe Street

SUBJECT: Application for a variation to relocate the 652 square feet of rear

yard open space to the roof top of a proposed attached garage with a 15' high privacy wall that will serve an existing single family

residence.

Application approved by voice vote. 3-0; yeas – Flores, Toia,

and Williams (Sercye recused).

249-18-Z ZONING DISTRICT: RM-5.5 WARD: 27

APPLICANT: 955 Grand Adventures, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 955 W. Grand Avenue

SUBJECT: Application for a variation to reduce the front set back from the

required 15' for a proposed four-story, lateral addition to an

existing school.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams.

250-18-S ZONING DISTRICT: M2-3 WARD: 27

APPLICANT: 1301 North Kingsbury Owner, LLC

OWNER: Chicago Title and Land Trust, Trust no. 3112

PREMISES AFFECTED: 1301 N. Kingsbury Street

SUBJECT: Application for a special use to establish the required twenty-six

off-site accessory parking spaces to serve the three-story office

building use located at 860 W. Evergreen Avenue.

Application approved by voice vote. 3-0; yeas – Flores, Toia,

and Williams (Sercye recused).

251-18-S ZONING DISTRICT: M2-3 WARD: 27

APPLICANT: 1301 North Kingsbury Owner, LLC **OWNER:** Chicago Title and Land Trust No. 3112

PREMISES AFFECTED: 1301 N. Kingsbury Street

SUBJECT: Application for a special use to establish twenty off-site non-

required accessory parking spaces to serve a new retail use located

at 1422 N. Kingsbury Street.

Application approved by voice vote. 3-0; yeas – Flores, Toia,

and Williams (Sercye recused).

252-18-Z ZONING DISTRICT: M2-3 WARD: 27

APPLICANT: 1301 N. Kingsbury Street

OWNER: Chicago Title and Land Trust, Trust no. 3112

PREMISES AFFECTED: 1301 N. Kingsbury Street

SUBJECT: Application for a variation to establish shared parking of twenty six

non-required accessory parking spaces after 5:00 P.M. to serve the

retail use located at 1422 N. Kingsbury Street.

Application approved by voice vote. 3-0; yeas – Flores, Toia,

and Williams (Sercye recused).

253-18-S ZONING DISTRICT: DX-7 WARD: 25

APPLICANT: Alta Grand Central, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 207 W. Harrison Street

SUBJECT: Application for a special use to establish a fourteen- story, one

hundred seventy-three dwelling unit building with accessory

ground floor uses.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams.

254-18-S ZONING DISTRICT: DX-7 WARD: 25

APPLICANT: Alta Grand Central, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 221 W. Harrison Street

SUBJECT: Application for a special use to establish a fourteen-story, one

hundred seventy-three unit building with accessory uses on the

ground floor.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams.

255-18-Z ZONING DISTRICT: DX-7 WARD: 25

APPLICANT: Alta Grand Central, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 221 W. Harrison Street

SUBJECT: Application for a variation to reducer the rear setback from 30' to

zero for an enclosed rear stair access from the residential use for a proposed fourteen story, one hundred, seventy-three unit building

with accessory uses on the ground floor.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams.

256-18-S ZONING DISTRICT: B3-1 WARD: 19

APPLICANT: Gaelic Fire Brigade Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 10627 S. Pulaski Road

SUBJECT: Application for a special use to establish a private club.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams.

CONTINUANCES

155-18-S ZONING DISTRICT: B3-1 WARD: 6

APPLICANT: Art Life Art Inc.

OWNER: Equity Properties Inc.

PREMISES AFFECTED: 606 E. 75th Street

SUBJECT: Application for a special use to establish a tavern.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams.

156-18-Z ZONING DISTRICT: B3-1 WARD: 6

APPLICANT: Art Life Art Inc.

OWNER: Equity Properties, Inc.

PREMISES AFFECTED: 606 E. 75th Street

SUBJECT: Application for a variation to establish a public place of

amusement license to provide live entertainment, music, DJ and a

cover charge for a proposed tavern.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams.

168-18-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: Dan White and Jennifer Haro

OWNER: Same as applicant

PREMISES AFFECTED: 1909 W. Wabansia Avenue

SUBJECT: Application for a variation to relocate the required 125.84 square

feet of rear yard open space to a proposed garage rood deck that will serve a proposed three- story, single family residence with an

attached garage.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams.

169-18-S ZONING DISTRICT: B3-1 WARD: 12

APPLICANT: Alfred A. Garza dba Triune Logistics, LLC

OWNER: Jose De Jesus Cortes Trust **PREMISES AFFECTED:** 3354-58 W. 25th Street

SUBJECT: Application for a special use to establish a day laborer employment

agency.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams.

ZONING DISTRICT: B3-1 179-18-S **WARD: 38**

APPLICANT: Confluent Development, LLC

First Nations Bank Trust No. 1833 dated March 19, 2015 **OWNER:**

8345 W. Irving Park Road PREMISES AFFECTED:

SUBJECT: Application for a special use to establish a one-lane drive through

> to serve a proposed fast food restaurant. Continued to August 17, 2018 at 9:00 a.m.

ZONING DISTRICT: B3-2 181-18-S **WARD: 39**

APPLICANT: Dolyva Development. LLC

OWNER: Same as applicant 6115 N. Elston Avenue PREMISES AFFECTED:

SUBJECT: Application for a special use to establish residential use below the

> second floor for a proposed three-story, six dwelling unit building. Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams.

ZONING DISTRICT: B3-2 182-18-S **WARD: 39**

APPLICANT: Dolyva Development, LLC

OWNER: Same as applicant PREMISES AFFECTED: 6109 N. Elston Avenue

Application for a special use to establish residential use below the **SUBJECT:**

> second floor for a proposed three-story, six dwelling unit building. Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia, and Williams. Meeting went into closed session at 1:05 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia, and Williams. Meeting returned to open session at 1:19 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of April 27, 2018, with the exception of Board Cal. Nos. 183-18-Z. 185-18-S. and 123-18-Z made by the Chairman. Second by Williams. Motion carried 4-0; yeas – Sercye, Flores, Toia, and Williams.

The Chairman moved to adjourn at 1:25 PM. Second by Williams. Motion carried 4-0; yeas - Sercye, Flores, Toia, and Williams. Meeting adjourned.